



## **PLANNING COMMISSION AGENDA**

**Wednesday, May 24, 2006**

*5:00 p.m. STUDY SESSION*

***CANCELLED***

*Joint Study session with Parks Commission*

**6:30 p.m. Regular and General Plan Meeting**  
**Council Chambers, City Hall**

**200 East Santa Clara Street**  
**San Jose, California**

**Bob Dhillon, Chair**  
**Xavier Campos, Vice-Chair**

**Bob Levy                      James Zito**  
**Dang T. Pham**  
**Christopher Platten       Vacant**

**Joseph Horwedel, Acting Director**  
**Planning, Building and Code Enforcement**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting. If you requested such an accommodation please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

## NOTICE TO THE PUBLIC

Good evening, my name is **Bob Dhillon** and I am the Chair of the Planning Commission. On behalf of the entire Planning Commission, I would like to welcome you to the Planning Commission Public Hearing of ***Wednesday, May 24, 2006***. Please remember to turn off your cell phones and pagers. Parking ticket validation machines for the garage under City Hall are located at the rear of the Chambers.

If you want to address the Commission, **fill out a speaker card (located on the table by the door or at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

The procedure for this hearing is as follows:

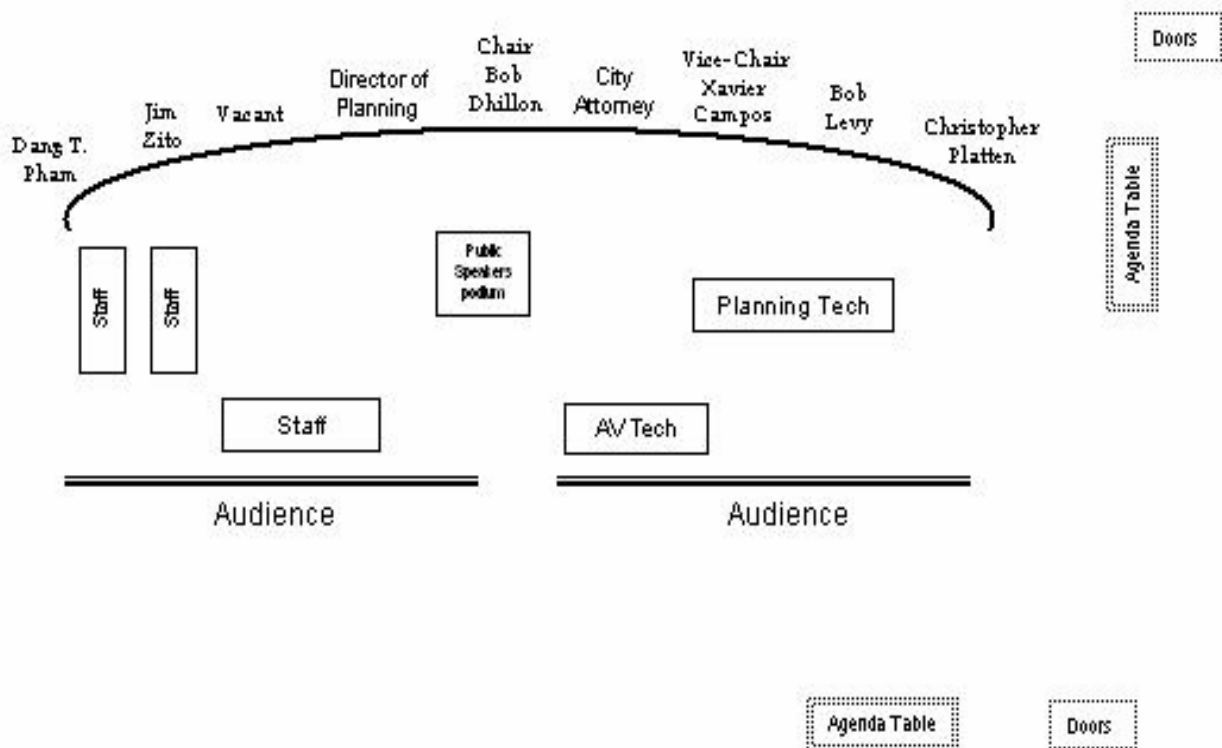
- After the staff report, applicants and appellants may make a 5-minute presentation.
- The chair will call out names on the submitted speaker cards in the order received.
- As your name is called, line up in front of the microphone at the front of the Chamber. Each speaker will have two minutes.
- After the public testimony, the applicant and appellant may make closing remarks for an additional five minutes.
- Planning Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The public hearing will then be closed and the Planning Commission will take action on the item. The Planning Commission may request staff to respond to the public testimony, ask staff questions, and discuss the item.

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Commission's action on rezoning, prezonings, General Plan Amendments and Code Amendments is advisory only to the City Council. The City Council will hold public hearings on these items.** Section 20.120.400 of the Municipal Code provides the procedures for legal protests to the City Council on rezonings and prezonings. The Planning Commission's action on Conditional Use Permit's is appealable to the City Council in accordance with Section 20.100.220 of the Municipal Code. Agendas and a binder of all staff reports have been placed on the table near the door for your convenience.

**Note:** If you have any agenda questions, please contact Olga Guzman at [olga.guzman@sanjoseca.gov](mailto:olga.guzman@sanjoseca.gov)

The Planning Commission is a seven member body, appointed by the City Council, which makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, and regulation of the future physical land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs. The recommendations to the Council regarding land use development regulations include, but are not limited to, zoning and subdivision recommendations. The Commission may make the ultimate decision on Conditional Use Permits, and acts as an appellate body for those persons dissatisfied with the Planning Director's decisions on land use and development matters. The Commission certifies the adequacy of Environmental Impact Reports.



The San Jose Planning Commission generally meets every 2<sup>nd</sup> and 4<sup>th</sup> Wednesday at 6:30 p.m., unless otherwise noted. The remaining meeting schedule is attached to this agenda and the annual schedule is posted on the web at <http://www.sanjoseca.gov/planning/hearings/index.htm> Staff reports, etc. are also available on-line. If you have any questions, please direct them to the Planning staff at (408) 535-7800. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

**AGENDA**  
**ORDER OF BUSINESS**

**1. ROLL CALL**

**2. DEFERRALS**

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the Press Table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

- a. The project being considered is located on an approximately 74-acre site in an area generally bounded by Monterey Highway to the northeast, State Route 85 to the south, and Manassas Road to the northwest, otherwise known as the iStar property. Council District 2. CEQA: Resolution to be Adopted. Deferred from 3-22-06, 4-12-06 and 5-3-06.

1. **GP03-02-05**: Request to change the Land Use/Transportation Diagram designation from Industrial Park to Mixed Use with No Underlying Designation.

**DEFER TO JUNE 5, 2006**

2. **GPT03-02-05**: Request to update the General Plan Mixed Use Inventory Appendix F, and a Text Amendment to increase the building height limit from 50 feet to 120 feet.

**DEFER TO JUNE 5, 2006**

3. **APPROVAL OF THE EDENVALE AREA DEVELOPMENT POLICY MODIFICATION** to provide for inclusion of the site and development of up to 1.0 million square feet of industrial uses and up to 460,000 square feet of commercial uses on the iStar site.

**DEFER TO JUNE 5, 2006**

4. **PDC04-100**. Rezoning from the A (PD) Planned Development Zoning District to A (PD) Planned Development Zoning District to allow a commercial and mixed-use project consisting of up to one million square feet of industrial park land uses and up to 450,000 square feet of commercial land uses on an approximately 74-acre site.

**DEFER TO JUNE 5, 2006**

- b. **CPA01-058-01**. Conditional Use Permit Amendment to allow modifications at an existing corporation yard, green waste transfer facility, truck maintenance facility including the addition of equipment for the collection and transfer of used motor oil on an approximately 7-gross acre site in the HI Heavy Industrial Zoning District, located on the southeasterly side of Berryessa Road at the eastern terminus of Commercial Street (1158 Berryessa Road) (1120 BERRYESSA RD)(Northern California Fertilizer Co, Owner). Council District 4. SNI: None. CEQA: Addendum to Mitigated Negative Declaration.

**DROP**

- c. **PDC05-027**. Planned Development Rezoning from R-2 Residential District to A(PD) Residential District to allow up to four single-family attached/detached residences on a 0.52 gross acre site, located on the east side of De Anza Boulevard, 350 feet northerly of Sharon Drive (1426 S. De Anza Blvd.) (Yu-Sheng Kao, Owner). Council District 1. SNI: None. CEQA: Exempt.

**DEFER TO 6-5-06**

### **3. CONSENT CALENDAR**

#### **NOTICE TO THE PUBLIC**

**The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Planning Commission, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.**

- a. **CP06-010**. Adoption of a Resolution to approve a Conditional Use Permit and Determination of Public Convenience and Necessity for allowing off-sale of beer and wine at an existing retail store on a 0.9 gross acre site in the CP Pedestrian Commercial Zoning District, located at southeast corner of Saratoga Avenue and DeMille Drive (1080 Saratoga Avenue). (Joseph W. Kovalik, Owner). Council District: 1. SNI: Blackford. CEQA: Exempt. Continued from May 3, 2006.

#### **Staff Recommendation:**

Adopt a Resolution to approve a Conditional Use Permit and Determination of Public Convenience and Necessity for allowing off-sale of beer and wine at an existing retail store as recommended by Staff.

- b. **CP05-064**. Conditional Use Permit to allow an approximately 7,000 square-foot social service agency use within an existing 25,400 square foot industrial building on a 1.53 gross acre site in the IP Industrial Park Zoning District, located on the south side of Las Colinas Lane, approximately 900 feet easterly of San Ignacio Avenue (30 LAS COLINAS LN) (Hope Services, Applicant/Owner). Council District 2. SNI: None. CEQA: Exempt.

#### **Staff Recommendation:**

Approve a Conditional Use Permit to allow an approximately 7,000 square-foot social service agency use within an existing 25,400 square foot industrial building as recommended by Staff.

- c. [PDC03-024](#). Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to modify the allowed uses consisting of an increase in the amount of “River Commercial” uses from 63,233 square feet to 88,233 square-feet on a 70.5-gross acre site, located northwesterly of the intersection of Highway 237 and the Union Pacific Rail Line (San Jose Alviso Youth Foundation, Owner/ Developer). Council District 4. SNI: None. CEQA: EIR, Resolution No. 69392, File No. PDC99-044, addendum thereto. Deferred from May 3, 2006.

**Staff Recommendation:**

Consider the Environmental Impact Report in accordance with CEQA. Recommend to the City Council approval of Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to modify the allowed uses consisting of an increase in the amount of “River Commercial” uses as recommended by Staff.

- d. [CP06-026](#). Conditional Use Permit to allow continued operation of a 72-bed emergency residential shelter with extended stay for mentally ill clients and those enrolled in on-site alcohol and drug treatment program and to allow off-site parking within a 1,200 foot radius on a 0.4 gross acre site in the HI Heavy Industrial and LI Light Industrial Zoning Districts, located on the southeast corner of West Julian Street and Montgomery Street (546 W JULIAN ST) (City of San Jose , Owner). Council District 3. SNI: None. CEQA: Addendum to Mitigated Negative Declaration

**Staff Recommendation:**

Consider the Mitigated Negative Declaration and find it in compliance with CEQA. Approve a Conditional Use Permit to to allow continued operation of a 72-bed emergency residential shelter with extended stay for mentally ill clients and those enrolled in on-site alcohol and drug treatment program as recommended by Staff.

**The following items are considered individually.**

**4. PUBLIC HEARINGS**

- a. The projects being considered are located on the west side of South 1<sup>st</sup> Street, approximately 280 feet southerly of E. San Carlos Street (349 South 1<sup>st</sup> Street) (Salata James A / Mark & Marylou Cardosa, Owners; Mr. Rod Schisler, Developer). Council District 3. SNI: None. CEQA: Exempt.
1. [CP06-003](#). Conditional Use Permit to allow a drinking and entertainment establishment with late night use until 2:00 a.m in an existing building, including an outdoor patio located at the rear of the building, on a 0.10 gross acre site in the DC Downtown Primary Commercial Zoning District. Deferred from 4-26-06 and continued from 5-3-06.

**Staff Recommendation:**

Approve a Conditional Use Permit to allow a drinking and entertainment establishment with late night use until 2:00 a.m in an existing building as recommended by Staff.

2. [ABC06-011](#). Liquor License Exception Permit for Determination of Public Convenience or Necessity of a drinking establishment on a 0.09 gross acre site in the DC Downtown Primary Commercial Zoning District.

**Staff Recommendation:**

Approve a Liquor License Exception Permit for Determination of Public Convenience or Necessity of a drinking establishment as recommended by Staff.

- b. [PDC05-104](#). Planned Development Rezoning from R-1-8 Residential Zoning District to A(PD) Planned Development Residential Zoning District to allow 86 affordable multi-family attached residential units on a 2.19 gross acre site, located on the east side of Highway 101, at the western terminus of San Antonio Court (305 SAN ANTONIO CT) (Degery Didier Trustee, Owner; Affirmed Housing Group, Danny Serrano, Developer). Council District 5. SNI: Gateway East. CEQA: Mitigated Negative Declaration

**Staff Recommendation:**

Consider the Mitigated Negative Declaration in compliance with CEQA. Recommend to the City Council approval of Planned Development Rezoning from R-1-8 Residential Zoning District to A(PD) Planned Development Residential Zoning District to allow 86 affordable multi-family attached residential units as recommended by Staff.

- c. The projects being considered are located on the South side of Fleming Avenue, approximately 1,032 feet southeast of Alum Rock Avenue (139 and 145 FLEMING AV) (San Jose The Lord's Baptist Church and Parmar Inderjit S And Kathy L, Owners) Council District 5. SNI: None. CEQA: Mitigated Negative Declaration. Deferred from 12-07-05, 1-11-06 and 4-12-06.

1. [PDC05-061](#). Planned Development Rezoning from Unincorporated County to the A(PD) Planned Development District to allow 18 single-family detached residences on a 2.66 gross acres site.

**Staff Recommendation:**

Consider the Mitigated Negative Declaration in compliance with CEQA. Recommend to the City Council approval of Planned Development Rezoning from Unincorporated County to the A(PD) Planned Development District to allow 18 single-family detached residences as recommended by Staff.

2. [C05-079](#). Staff Initiated Rezoning from County to R-1-5 Residence Zoning District to allow single-family detached residential use on a 0.22 gross acre site.

**Staff Recommendation:**

Consider the Mitigated Negative Declaration in compliance with CEQA. Recommend to the City Council approval of a Staff Initiated Rezoning from County to R-1-5 Residence Zoning District to allow single-family detached residential use as recommended by Staff.

- d. The projects being considered are located at/on northwest corner of Hostetter Road and Automation Parkway (COSTCO WHOLESALE) (1705 AUTOMATION PY)(Great Oaks Interests, Owner). Council District 4. SNI: None. CEQA: EIR Resolution to be adopted.

1. CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT (EIR) for the Conditional Use Permit to allow the construction of an approximately 146,843 square foot wholesale facility, including the off-sale of alcoholic beverages and a gasoline station as recommended by Staff.

**Staff Recommendation:**

Certify the Environmental Impact Report in compliance with CEQA.

2. [CP05-046](#). Conditional Use Permit to allow the construction of an approximately 146,843 square foot wholesale facility, including the off-sale of alcoholic beverages and a gasoline station on a 12.49 gross acre site in the IP Industrial Park Zoning District.

**Staff Recommendation:**

Consider the Environmental Impact Report in compliance with CEQA.

Approve a Conditional Use Permit to allow the construction of an approximately 146,843 square foot wholesale facility, including the off-sale of alcoholic beverages and a gasoline station as recommended by Staff.

- e. [TR06-004](#). APPEAL of the Planning Director's decision to deny a Tree Removal Permit to remove one Redwood tree 60 inches in circumference on a 0.18 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 4838 Moorpark Avenue (Young Mee and Kyo Mok Cho, Owners). Council District 1. SNI: None. CEQA: Exempt.

**Staff Recommendation:**

To uphold an appeal of the Planning Director's decision to deny a Tree Removal Permit to remove one Redwood tree 60 inches in circumference as recommended by Staff.

- f. The project being considered is located on the east side of San Felipe Road approximately 700 feet northerly of Silver Creek Road (Pan Clair General Partnership, Owner; Dal Properties LLC, Developer). Council District 8. SNI: None. CEQA: Mitigated Negative Declaration. Deferred from 3-8-06 and 3-22-06.

1. PROTEST OF A MITIGATED NEGATIVE DECLARATION for a Planned Development Rezoning from A-Agriculture Zoning District to A(PD) Planned Development Zoning District to allow up to 22 single-family detached residences on a 17.98 gross acre site.

**Staff Recommendation**

Planning staff recommends that the Planning Commission find on the basis of the entire record before the Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment, that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City, that the location and custodian of the records of these proceedings is with the Director of Planning as noted in the staff report and that the Planning Commission uphold and adopt the Mitigated Negative Declaration prepared for the project and the mitigation monitoring or reporting program.



2. [PDC05-035](#). Planned Development Rezoning from A-Agriculture Zoning District to A(PD) Planned Development Zoning District to allow up to 22 single-family detached residences on a 17.98 gross acre site.

**Staff Recommendation:**

Consider the Mitigated Negative Declaration in compliance with CEQA. Recommend to the City Council approval of Planned Development Rezoning from A-Agriculture Zoning District to A(PD) Planned Development Zoning District to allow up to 22 single-family detached residences as recommended by Staff.

**5. OPEN PLANNING COMMISSION SPRING 2006 HEARING ON GENERAL PLAN AMENDMENTS**

**6. GENERAL PLAN CONSENT CALENDAR**

- a. [GP06-02-01](#): GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Industrial Park to Combined Industrial/Commercial on an approximately 4.4-acre site located on the southeasterly side of Silver Creek Valley Road and the south terminus of Fontanoso Way (5976 Silver Creek Valley Road) (WTA Silver Creek, LLC, Owner/ Shamrock Investments, Applicant). Council District: 2. SNI: None. CEQA: Addendum to the EIR for the Edenvale Redevelopment Project.

**Staff Recommendation:**

Consider the Environmental Impact Report in compliance with CEQA. Recommend to the City Council approval of the General Plan Amendment request to change the Land Use/Transportation Diagram designation from Industrial Park to Combined Industrial/Commercial on an approximately 4.4-acre site.

**7. GENERAL PLAN PUBLIC HEARING CALENDAR**

- a. The project being considered is located at the southwest corner of Tully Road and Capitol Expressway (General Growth Properties, LLC, Owner/ Rayjer Properties, Applicant). Council District: 8. SNI: None. CEQA: Negative Declaration.
1. [GP05-08-02](#): GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Industrial Park on a 1.4 acre-portion of an approximately 7-acre parcel to Regional Commercial.

**Staff Recommendation:**

Consider the Negative Declaration in compliance with CEQA. Recommend to City Council approval of a General Plan Amendment request to change the Land Use/Transportation Diagram designation from Industrial Park on a 1.4 acre-portion of an approximately 7-acre parcel to Regional Commercial.

2. **C05-125**: CONFORMING REZONING from A Agriculture Zoning District to IP Industrial Park and CG Commercial General Zoning Districts to allow industrial and commercial uses on a 7.0 gross acre site.

**Staff Recommendation:**

Consider the Negative Declaration in compliance with CEQA. Recommend to City Council approval of a Conforming Rezoning from A Agriculture Zoning District to IP Industrial Park and CG Commercial General Zoning Districts to allow industrial and commercial uses on a 7.0 gross acre site.

- b. **GP05-03-05**: GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Light Industrial to High Density Residential (25-50 Dwelling Units/Acre) on an approximately 23-acre site located on several parcels on the westerly side of North 10<sup>th</sup> Street, and the easterly side of North 7<sup>th</sup> Street between Commercial and Hedding Streets approximately 900 feet northwesterly of Hedding Street (922 and 1080 North 7<sup>th</sup> Street and 999 and 1045 North 10<sup>th</sup> Street) in the City of San Jose (Goodwill Industries, Owner/ Charles W. Davidson Co., Applicant). Council District: 3. SNI: None. CEQA: **Incomplete**.

**Staff Recommendation:**

Recommend to City Council denial of the General Plan Amendment request to change the Land Use/Transportation Diagram designation from Light Industrial to High Density Residential (25-50 Dwelling Units/Acre) on an approximately 23-acre site.

- c. The project being considered is located on the east side of Oakland Road, approximately 700 feet south of Calle Artis (2080 and 2090 Oakland Road). (Cilker William H Et Al, Owner/Bible Way Christian Center, Applicant). Council District: 4 SNI: None. CEQA: Mitigated Negative Declaration. Deferred from 5-3-06.

1. **PROTEST OF A NEGATIVE DECLARATION** for a General Plan Amendment request to change the San Jose 2020 Land Use/Transportation Diagram designation from Heavy Industrial with Mixed Industrial Overlay on a 2.66-acre site located on the east side of Oakland Road, approximately 400 feet North of Rock Avenue (2080 Oakland Road).

**Staff Recommendation:**

Planning Staff recommends that the Planning Commission find on the basis of the entire record before the Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment, that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City, that the location and custodian of the records of these proceedings is with the Director of Planning as noted in the staff report and that the Planning Commission uphold and adopt the Mitigated Negative Declaration prepared for the projects and the mitigation or reporting program.

2. **GP05-04-03:** GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Heavy Industrial to Heavy Industrial with Mixed Industrial Overlay on a 2.66-acre site.

**Staff Recommendation:**

Consider the Mitigated Negative Declaration and find it in compliance with CEQA. Recommend to the City Council denial of a General Plan Amendment request to change the Land Use/Transportation Diagram designation from Heavy Industrial to Heavy Industrial with Mixed Industrial Overlay on a 2.66-acre site.

- d. **GP06-04-02:** GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Industrial Park on 11.9 acres and Industrial Park with Mixed Industrial Overlay on 15.5 acres to Neighborhood/Community Commercial on 6 acres and High Density Residential (25-50 Dwelling Units/Acre) on 21.4 acres on an approximately 27.4-acre site located on several parcels on the southwest corner of E. Brokaw Road and Old Oakland Road (1633 Old Oakland Road and 1040, 1060, and 1080 East Brokaw Road). (Markovits and Fox, Inc., Owner/The Riding Group, Applicant). Council District: 4. SNI: None. CEQA: **Incomplete.**

**Staff Recommendation:**

1. Recommend to City Council denial of the General Plan Amendment request to change the Land Use/Transportation Diagram designation from Industrial Park on 11.9 acres and Industrial Park with Mixed Industrial Overlay on 15.5 acres to Neighborhood/Community Commercial on 6 acres and High Density Residential (25-50 Dwelling Units/Acre) on 21.4 acres on an approximately 27.4-acre site.
  2. Recommend the City Council initiate a General Plan amendment to change the Land Use/Transportation Diagram designation from Industrial Park on 11.9 acres and Industrial Park with Mixed Industrial Overlay on 15.5 acres to Combined Industrial/Commercial on 27.4 acres.
- e. The project being considered is bounded by Asbury Street to the north, North First Street to the east, East Taylor Street to the south, and Miller Street to the west (88 Asbury Street). (Green Valley Corporation Barry Swenson, Owner/Developer). Council District: 3. CEQA: Mitigated Negative Declaration.
1. **PROTEST OF A NEGATIVE DECLARATION** for a General Plan Text Amendment request to allow a maximum allowable building height of 200 feet above ground level and a Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow an increase in building height from 150 to 200 feet, and addition of up to 100 units for a total of 500 multi-family attached residential units on a 2.80 gross acre site.

**Staff Recommendation:**

Planning Staff recommends that the Planning Commission find on the basis of the entire record before the Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment, that the mitigated negative declaration reflects the independent judgment and

analysis of the City, that the location and custodian of the records of these proceedings is with the Director of Planning as noted in the staff report and that the Planning Commission uphold and adopt the Mitigated Negative Declaration prepared for the projects and the mitigation or reporting program.

2. **GP04-T-02**: GENERAL PLAN TEXT AMENDMENT request to allow a maximum allowable building height of 200 feet above ground level.

**Staff Recommendation:**

Consider the Mitigated Negative Declaration and find it in compliance with CEQA. Recommend to the City Council approval of a General Plan Text Amendment request to allow a maximum allowable building height of 200 feet above ground level as recommended by Staff.

3. **PDC05-101**: PLANNED DEVELOPMENT REZONING from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow an increase in building height from 150 to 200 feet, and addition of up to 100 units for a total of 500 multi-family attached residential units on a 2.80 gross acre site.

**Staff Recommendation:**

Consider the Mitigated Negative Declaration and find it in compliance with CEQA. Recommend to the City Council approval of Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow an increase in building height from 150 to 200 feet, and addition of up to 100 units for a total of 500 multi-family attached residential units as recommended by Staff.

## **8. PETITIONS AND COMMUNICATIONS**

- a. Public comments to the Planning Commission on nonagendized items. Please fill out a speaker's card and give it to the technician. Each member of the public may address the Commission for up to three minutes. The commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:
  1. Responding to statements made or questions posed by members of the public; or
  2. Requesting staff to report back on a matter at a subsequent meeting; or
  3. Directing staff to place the item on a future agenda.

## **9. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

## **10. GOOD AND WELFARE**

- a. Report from City Council

- b. Commissioners' reports from Committees:
  - Norman Y. Mineta San Jose International Airport Noise Advisory Committee (Campos).
  - Coyote Valley Specific Plan (Platten)
  - Evergreen East Hills Vision Strategy Task Force (Levy)
- c. Review of April 26, 2006 synopsis
- d. Review of May 3, 2006 synopsis

## 11. **ADJOURNMENT**

## 2006 PLANNING COMMISSION MEETING SCHEDULE

<b>Date</b>	<b>Time</b>	<b>Type of Meeting</b>	<b>Location</b>
January 11	6:30 p.m.	Regular Meeting	Council Chambers
January 25	6:30 p.m.	Regular Meeting	Council Chambers
February 8	CANCELLED	Regular Meeting	Council Chambers
Thurs. February 16	6:30 p.m.	Regular Meeting	Council Chambers
February 22	6:30 p.m.	Regular Meeting	Council Chambers
March 8	6:30 p.m.	General Plan/Regular Meeting	Council Chambers
March 22	5:00-6:20 p.m.	<i>Study Session</i>	T-332
Discussion of additional parkland and open space for the City ( <i>Joint session with Parks Commission</i> )			
March 22	6:30 p.m.	General Plan/Regular Meeting	Council Chambers
April 12	6:30 p.m.	General Plan/Regular Meeting	Council Chambers
April 26	6:30 p.m.	Regular Meeting	Council Chambers
May 3	5:00 p.m.	<i>Study Session</i>	T-1654
<i>Review Capital Improvement Program</i>			
May 3	6:30 p.m.	General Plan/Regular Meeting	Council Chambers
May 24	CANCELLED	<i>Study Session</i>	T-332
<i>Joint study session with Parks Commission</i>			
May 24	6:30 p.m.	General Plan/Regular Meeting	Council Chambers
May 31	CANCELLED	Regular Meeting	Council Chambers
June 5	6:30 p.m.	General Plan/Regular Meeting	Council Chambers
June 14	6:30 p.m.	Regular Meeting	Council Chambers
June 28	6:30 p.m.	Regular Meeting	Council Chambers
July 12	6:30 p.m.	Regular Meeting	Council Chambers
July 26	6:30 p.m.	Regular Meeting	Council Chambers
August 9	6:30 p.m.	Regular Meeting	Council Chambers
August 23	6:30 p.m.	Regular Meeting	Council Chambers
September 13	6:30 p.m.	Regular Meeting	Council Chambers
September 27	6:30 p.m.	Regular Meeting	Council Chambers
October 11	6:30 p.m.	Regular Meeting	Council Chambers
October 25	6:30 p.m.	Regular Meeting	Council Chambers
November 8	6:30 p.m.	Regular Meeting	Council Chambers
November 15	6:30 p.m.	Regular Meeting	Council Chambers
December 6	6:30 p.m.	Regular Meeting	Council Chambers